SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/1108/92 Received:19-OCT-92 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construct low brick wall & fit iron pedestrian gate, panels, railings & vehicular gates
Location : Land off Foxes Low Road Holbeach Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced, a sample of the railing to be used shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure satisfactory appearance in the interests of the visual amenities of the locality.

3 Any subsequent painting of the railings shall either match that permitted or be in black, or some other colour to be approved by the Local Planning Authority. In any event, the colour used shall be consistent throughout the whole length.

Reason: To ensure a satisfactory appearance in the interests of the visual amenities of the locality.

4 The driveway of plot 6 shall be re-positioned in accordance with the details submitted (drawing no. 165/10/2 received by the Local Planning Authority on 11 November 1992).

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers and also highway safety.

Notes to Applicant:

For the avoidance of doubt the approved scheme is that shown on amended

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

drawing no. 165/10/D/GE-3R received by the Local Planning Authority on 3 December 1992. This excludes electronically controlled gates.

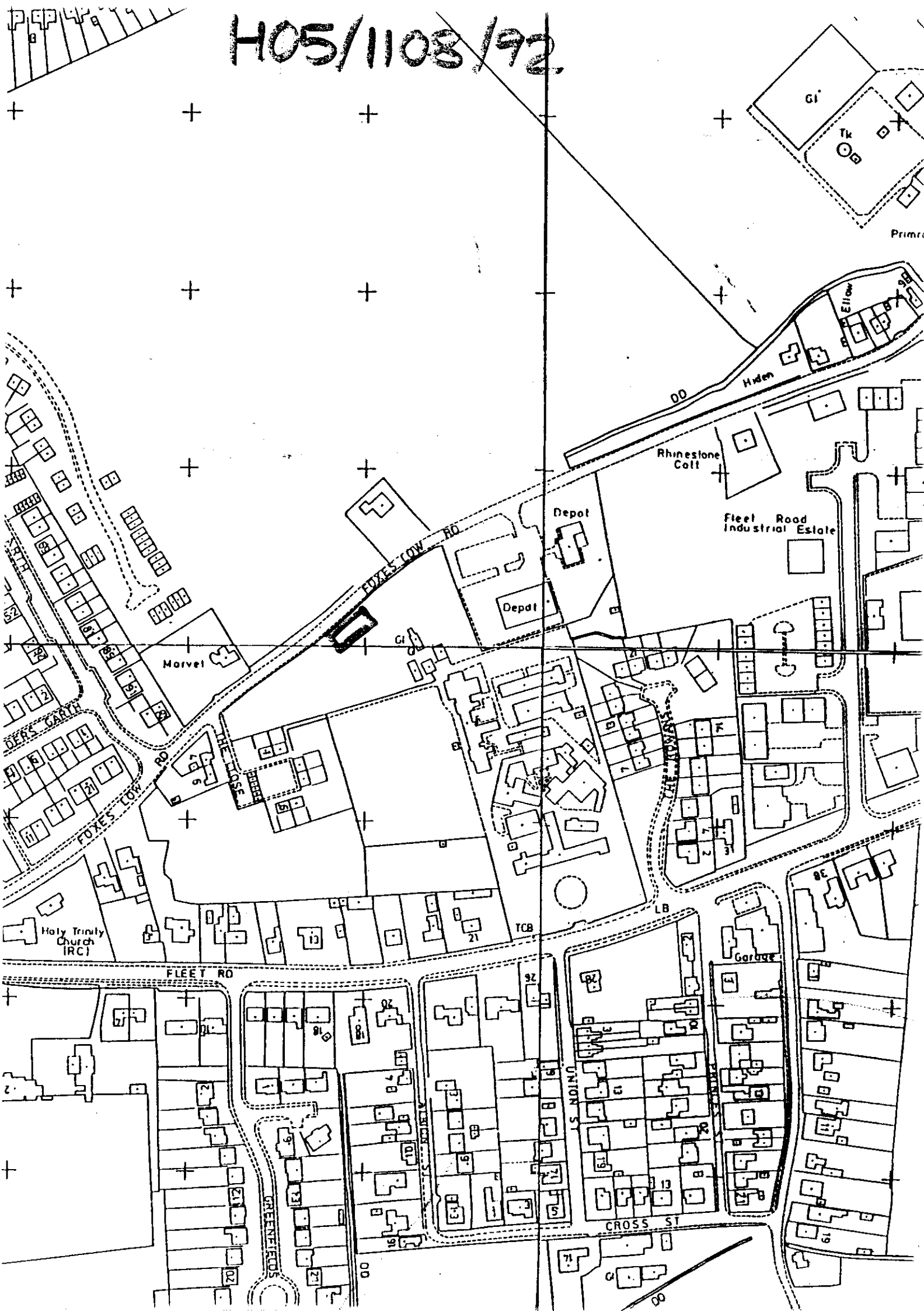
Director of Planning and Building Control Services
17-DEC-92 H05/1108/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

H05/1103/92


Rhinestone Cott
Depot
Depot
Fleet Road Industrial Estate
FOXES COW RD
Marvel
THE CLOSE
FOXES COW RD
Holy Trinity Church (RC)
FLEET RD
Garage
UNION ST
CROSS ST
GREENFIELDS
Hiden

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05|1108|92

Date Registered 19 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 21 646
(Personal contact name) Nicola C Hadley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Foxes Lowe Road, Holbeach

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

The construction of a low brick wall and the fitting of an iron pedestrian gate, panels and railings, and electronically operated vehicular gates

Please complete

Signed N Hadley

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Date. October 16 1992

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application ↴

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ↴

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ↴

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ↴

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) [ ]

(ii) Alterations or extension [ ] N/A

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: Butterley Clockhouse Capel Multi

D. Please state type and colour of roofing materials. N/A

E. Has a survey of the site been undertaken? State Yes or No [ ]

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. Residential Development

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road [✓]

or

B. There will be a new or altered access to a public road [ ] → If so, name of road:
Will there be –
Individual access(es) [ ]
New estate road [ ]

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of N/A

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer [ ] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	no	→ If so, **please give details in Part 6**
The proposal affects a listed building	no	
The proposal affects a public footpath	no	
The proposal is known to affect contaminated or filled land	no	
The proposal is for industrial, warehousing, offices or shopping purposes	no	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	no	→ Date: Consultee(s):
Is this application related to a previous submission	[ ]	→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	Owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... ~~(Applicant~~/Agent) Date 16 October 1992

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 16 October 1992

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other Estate in course of construction Road non yet provided. Access onto Foxes Love Rd. Development mixture of houses + bungalows.

Inspected by DMG
Date 28/10

Notice posted by DMG
Date 28/10

Resident Notices required

Sent

Delivered

Case Officer Conclusions

RECOMMENDATION

DMG 5/11

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance ✓
viz:
significant feature on estate

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve

Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DPO authorised. Consent. DMC 14/12.

TL1 ①

SCA ②

1 Before the development hereby permitted is commenced, a sample of the railing to be used shall be submitted to and approved by the Local Planning Authority.

SCB ③

2 Any subsequent painting of the railings shall either match that permitted or be in black, or some other colour to be approved by the Local Planning Authority. In any event, the colour used shall be consistent throughout the whole length.

SCC ④

3 The driveway of plot 6 shall be re-positioned in accordance with the details submitted ~~on~~ (drg no 165/10/2 rec'd by the LPA on 11 November 1992).

Reasons

1 To ensure a satisfactory appearance in the interests of the visual amenities of the locality.

2 To ensure a satisfactory appearance in the interests of the visual amenities of the locality.

3. To ensure a satisfactory development in the interests of the amenities of future occupiers, and also highway safety.

SNA ⑤

Note

1 ~~SN1 - (amended plans)~~.

① ~~N~~ For the avoidance of doubt the ~~development hereby permitted shall be~~ approved scheme is that shown on amended drg no 165/10/0/GE-JR received by the LPA on 3rd Dec 1992. This excludes electrically controlled gates.

NB. Admin - Please ~~~~ amend description on "data block" as shown on front sheet ✓

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DAVID GIDNEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P1818

Date first Rec'd 19 OCT 1992

Registration

Reference H05|1108|92

Cross-Ref N/A

Date 20-OCT-92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee £55

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 170

OS No's

Grid ref 5 36900 3 24970

Ward TD

Parish FLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 896

Linked to property

Ref

Planning Records:
Earlier apps

178/92
1061/92 no dec yet
with c comp 414/92
955/92
244/89

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1108/92 Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Robert Doughty
0529 21 646

Description: Construct low brick wall & fit iron pedestrian gate, panels, railings & ~~electric~~ ~~operated~~ vehicular gates

Location: Land off Foxes Low Road
Holbeach
Spalding

Valid date: 19-OCT-92
Target dates:
To case officer 24-OCT-92
Inspected by 29-OCT-92
Extra contacts 03-NOV-92
Report if not clear by 23-NOV-92

Terminal date: 14-DEC-92
Target Committee: 08-DEC-92
Report deadline: 24-NOV-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	22-OCT-92	05-NOV-92
Cllr B A Paul	0406 23100	22-OCT-92	05-NOV-92
Site/Press Advert MIN		~~27~~-OCT-92 28	~~19~~-NOV-92 18

N.C.C - No objections 29/10/92

SITE DETAILS

Grid ref: 536900 324970
OS Sheets: 170 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/1108/92 Received:19-OCT-92 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construct low brick wall & fit iron pedestrian gate, panels, railings & vehicular gates
Location : Land off Foxes Low Road Holbeach Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced, a sample of the railing to be used shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure satisfactory appearance in the interests of the visual amenities of the locality.

3 Any subsequent painting of the railings shall either match that permitted or be in black, or some other colour to be approved by the Local Planning Authority. In any event, the colour used shall be consistent throughout the whole length.

Reason: To ensure a satisfactory appearance in the interests of the visual amenities of the locality.

4 The driveway of plot 6 shall be re-positioned in accordance with the details submitted (drawing no. 165/10/2 received by the Local Planning Authority on 11 November 1992).

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers and also highway safety.

Notes to Applicant:

For the avoidance of doubt the approved scheme is that shown on amended

drawing no. 165/10/D/GE-3R received by the Local Planning Authority on 3 December 1992. This excludes electronically controlled gates.

Authorised to issue:

14-DEC-92 H05/1108/92

AD...14/12.....DC...16/12.....

APPLICATION REFERENCE: H05/1108/92 DATE RECEIVED: 19 10 92

APPLICANT: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs
PE12 7AX

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Full

DESCRIPTION: The construction of a low brick wall and the fitting of an iron pedestrian gate, panels and railings, and electronically operated vehicular gates

LOCATION: Land off Foxes Low Road, Holbeach

Parish Council: No reply.

County Highways: No objections.

PLANNING POLICIES/DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS
H05/0414/92 - Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses, etc - Permitted 14 August 1992.

PLANNING ISSUES

1 The determining issues in this particular case are whether the proposal is acceptable on visual amenity and highway grounds.

2 Application is for a vehicular gate and entrance wall/railings to the private roadway permitted by virtue of planning permission H05/0414/92 (which serves 6 dwellings). The wall would be 0.75 metres high (Butterley Clockhouse Capel Multi bricks) with 0.55 metre railing above. 1.5 metre piers with spheres above would be located at approximately 2.4 metre intervals. The height of the railing/piers increases adjacent to the pedestrian/vehicular gates reaching a maximum height of 2 metres (excluding the spheres).

CONCLUSIONS

1 The proposal is considered acceptable in terms of appearance. The wall would be constructed in Butterley Clockhouse Capel Multi Bricks and the railings would be shot blasted, edge primed with a black coating and bronze "patina" added.

2 No objections are raised on highway grounds since the gates and entrance walls are located behind the visibility splay. It is considered, however, that the access on plot 6 should be repositioned to avoid conflict when the right hand gate is opened.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to:

A The receipt of amended plans which satisfactorily relocate the access to plot 6 away from the access gate.

B The following conditions.

1 Before the development hereby permitted is commenced, a sample of the railing to be used shall be submitted to and approved by the Local Planning Authority.

2 Any subsequent painting of the railings shall either match that permitted or be in black, or some other colour to be approved by the Local Planning Authority. In any event, the colour used shall be consistent throughout the whole length.

Reasons

1 To ensure a satisfactory appearance in the interests of the visual amenities of the locality.

2 To ensure a satisfactory appearance in the interests of the visual amenities of the locality.

Note

1 SN1 - (amended plans).

849. PLANNING APPLICATIONS (Continued)

(c) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in respect of the following proposals in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant		Proposal
H18/0713/92 Lincolnshire Rural Housing Association		Four pairs of semi-detached bungalows (eight dwellings) on land off Churchgate Road, off A17, near Sutton Bridge.

(Subject to (i) the layout of the proposed development being amended to ensure easy access by emergency services to all properties; and (ii) the word "west" in line 2 of condition 1 being amended to read "east".)

H05/0808/92 Ashwood Homes		Residential development plot nos 12-37 inclusive on land off Foxes Low Road, Holbeach.

(Subject to (i) the Director of Planning and Building Control Services negotiating with the applicants the provision of an adequate play area; (ii) the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure the provision of the play area in accordance with the details to be agreed; and (iii) the Director of Planning and Building Control Services negotiating with the applicants the provision of suitable street lighting.)

H16/1045/92 The Tanglewood Group		Twelve sheltered bungalow units in association with adjacent nursing home at Tanglewood Nursing Home, London Road, Spalding.
DG H05/1108/92 Ashwood Homes		Low brick wall and fitting of an iron pedestrian gate, panels and railings, and electronically operated vehicular gates on land off Foxes Low Road, Holbeach.

(Subject to the Director of Planning and Building Control Services being satisfied that emergency services have adequate access to the development.)

(The Director of Planning and Building Control Services reported that the observations of the Parish Council had now been received in support of the development.)

H12/0198/92 Dayfield Properties Ltd	O.A.	Two dwellings on land south of Jolly Crispin Public House, Lutton.

(Subject to (i) the access being relocated at the southern end of the site; and (ii) satisfactory arrangements for future maintenance of the amenity area.)

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference DMG/JP/HO5/1108/92

Our Reference 165 10 RD AKD

4 December 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ASHWOOD HOMES
GATES AND RAILINGS, FOXES LOWE ROAD

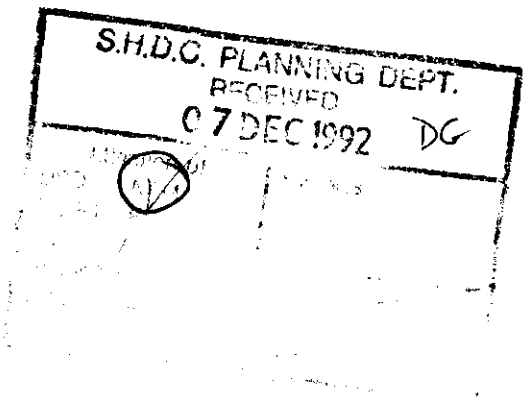
Thankyou for your letter of 2 December 1992.

The gates the subject of the above application are no longer proposed to be electronically operated, therefore continuous access to the site will be afforded to all emergency vehicles.

We trust this information will now allow you to issue the approval to the project.

Yours faithfully

Robert Doughty



R Doughty
(Chartered Town Planner &
Landscape Architect)
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Mr D M Gedney

DMG/JP/H05/1108/92

165 10 NCH AKD

2 December, 1992

Dear Sir

Planning Application H05/1108/92 - Low Brick Wall & Fitting of an Iron Pedestrian Gate, Panels & Railings & Electronically Operated Vehicular Gates on Land Off Foxes Low Road, Holbeach

I refer to the above planning application recently submitted by yourselves on behalf of Ashwood Homes.

At the Planning Committee Meeting held on 18 November, 1992, it was resolved that permission be granted subject to, inter alia, the Director of Planning & Building Control Services being satisfied that emergency services have adequate access to the development.

Pursuant to the above, therefore, could you please confirm what arrangements would be made in respect of the aforementioned, particularly bearing in mind that the gates will be electronically controlled.

I look forward to your response in respect of the above as soon as possible, therefore, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference 165 10 GJ AKD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

2 December 1992

REF. 1108/92

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr D M Gedney

Dear Sir

ASHWOOD HOMES
FOXES LOWE ROAD: ENTRANCE WALL/GATES

Please find enclosed 4 copies of the planning amendment application for the above development as discussed with David Gedney on the telephone on Tuesday 1 December.

The position of the vehicular gates has been moved back into the site to allow for a pedestrian crossing 1.8m wide at the end of the bellmouth to the private road on Foxes Lowe Road, and the electrical operating machinery and sensors will not now be installed.

Your early approval to this matter is now requested.

Yours faithfully

Glynne James

SOUTH HOLLAND D.C.
PLAN DEPT
REF

849. PLANNING APPLICATIONS (Continued)

(c) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in respect of the following proposals in accordance with his recommendations, as amended where indicated:-

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(Subject to (i) the layout of the proposed development being amended to ensure easy access by emergency services to all properties; and (ii) the word "west" in line 2 of condition 1 being amended to read "east".)

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(Subject to (i) the Director of Planning and Building Control Services negotiating with the applicants the provision of an adequate play area; (ii) the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure the provision of the play area in accordance with the details to be agreed; and (iii) the Director of Planning and Building Control Services negotiating with the applicants the provision of suitable street lighting.)

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(Subject to (i) the access being relocated at the southern end of the site; and (ii) satisfactory arrangements for future maintenance of the amenity area.)

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference DPBCS/JJ H05/1108/92

Our Reference 165 10 RD AKD
148 43 RD AKD

LATE OBS: Offr..... Date.....
Subject points Highlighted

16 November 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Mr Smith

KINGS QUALITY HOMES/ASHWOOD HOMES

I have received you letter of 9 November 1992 regarding sites at Foxes Lowe Road, Holbeach and Kingsgate, Gedney and the contents are noted. I have also copied it to our clients in Holbeach.

Yours sincerely

Robert Doughty

S.H.D.C PLANNING DEPT.
RECEIVED
17 NOV 1992

Robert Doughty Dip.TD., MRTPI, Dip.LD., ALI. V.A.T. Reg. No. 364 7780 17

BRIA SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pr Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

LATE OBS: Offr. Date
Salient points Highlighted

Application no: H05/1108/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construct low brick wall & fit iron pedestrian gate, panels, railings & electric operated vehicular gates

Location: Land off Foxes Low Road Holbeach
Spalding

Type: FULL

Date received: 19-OCT-92

22-OCT-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 06-NOV-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: APPROVED

Signed: [signature]

S.H.D.C. PLANNING DEPT.
RECEIVED
17 NOV 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Robert Doughty,
32 High Street,
Helpringham,
Near Sleaford,
Lincs.
NG34 ORA.

Mr B Smith

DPBCS/JJ H05/1108/92
H06/0442/92
165/10 RD AKD
148 43 RD AKD
09 Nov 1992

Dear Sir,

(i) PHASE 1 FOXES LOWE ROAD, HOLBEACH, APPLICATION H05/1108/92
(ii) RESIDENTIAL DEVELOPMENT, KINGSGATE, GEDNEY, APPLICATION H06/0442/92.

Further to your correspondence in respect of both of the above matters dated the 27th and 28th October respectively. At a recent meeting with your Client I underlined the importance of the need to comply with the conditions attached to the two respective permissions and advised him that notwithstanding the discussion and correspondence which had taken place in respect of these matters I saw no alternative but to serve the appropriate condition compliance notices. I would confirm that those instructions have now been issued.

However, further to the meeting with your Client I also emphasised to him the need for his Company to pay proper regard to the conditional requirements of planning permissions and, if necessary, to seek further advice not only from yourself but his legal representatives also, since in my opinion the failure to do so would on the basis of current experience inevitably result in further notices being served upon his Company. I also emphasised that I believe that course of action could be avoided if the Company were to address themselves to those matters and I note that following that meeting I have an appointment to meet with you and your Client next week, and I hope that opportunity can be taken to clarify beyond any reasonable doubt what is required to be done if the object is to avoid a reoccurrence of the present situation.

With regard to the Kingsgate site at Gedney and your most recent correspondence in respect of the materials and the County Council's reluctance to accept them I can advise you that I shall be submitting a report to the November meeting of the Planning Services Committee and recommending that a meeting be arranged with representatives of the County Council both at Member and Officer level in an attempt to break the current deadlock and establish a clear and proper basis for any future initiatives.

Yours faithfully

B Smith MRTPI
Director of Planning and
Building Control Services

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

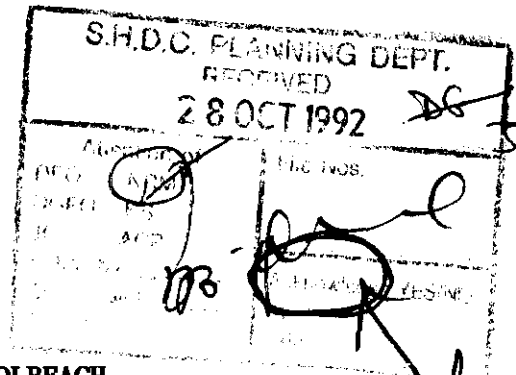
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference H05/1108/92 JAB

Our Reference 165/10 RD AKD

27 October 1992



Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ASHWOOD HOMES: PHASE I, FOXES LOWE ROAD, HOLBEACH

We have your letter to our clients above dated 19 October and have reached the conclusion that there must be some mistake on the reference number as it does not refer to this site.

As for the Condition Compliances you refer to as being outstanding, my letter of 20 October explains the situation insofar as the Conditions relating to building work starting before the roads are in to an intermediate stage.

As for Condition 4, you issued an 'Approval required by Condition of Planning Permission' Notice on 18 September 1992 in response to our very detailed submission which not only informed you of the paviour type but virtually showed you how every one was laid.

We feel then, administration mistakes apart, you should now be satisfied as an Authority that immediate steps have been taken to comply with the Conditions. Both of those outstanding relate to work not progressing until the road is part constructed and, whilst we admit our clients cannot now comply, the roads contract has been let and detailed drawings have been issued. The roads themselves have been pegged out on the site for some days and had you wanted to check the positions of dwellings to roads, that being the declared purpose of the Conditions, then it was and still is possible for you to do so.

We trust you will not resort to enforcement action which could so easily destroy what is emerging as a good and cooperative working relationship.

Yours faithfully

Robert Doughty

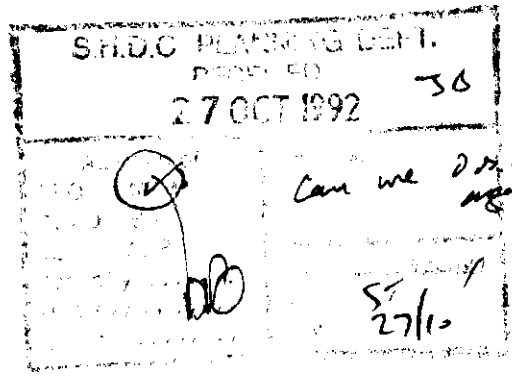
Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference JB/LAB H06/0442/92

Our Reference 148 43 RD AKD



26 October 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

KINGS QUALITY HOMES
RESIDENTIAL DEVELOPMENT AT KINGSGATE, GEDNEY

We have your letter of 21 October, 1992 and wish to let you know that it has been passed on to our clients above for their reaction.

It is a pity that you have now seen fit to threaten action when, frankly, we felt we had brought the situation into line less those matters under your control.

What are we short of then? Some Approvals to Condition Compliances already with you - although your record of 42 days to deal with the last one on this site, inoccuous though the content was, is somewhat uninspiring. The road is well under way as far as construction is concerned now and we can progress no faster that the weather will allow. In any case, the road has been pegged out by professional advisers, Maxwell Mumford, for some time had you wanted to check its accuracy.

I believe that work has been in progress on three houses on the site, two of which are independent of the estate road. Do you think we could conclude by your agreeing to call off the threat of enforcement and stop notices and issuing the outstanding approvals while my clients progress to completion of the intermediate stage in the road construction you require by Condition?

Perhaps you would be kind enough to confirm this to be so.

Yours faithfully

Robert Doughty

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

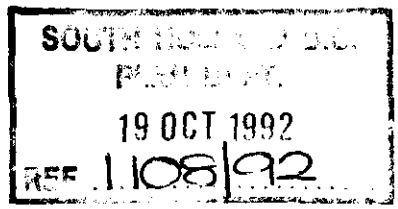
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference 165 10 NCH AKD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

16 October 1992



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ASHWOOD HOMES
FOXES LOWE ROAD, HOLBEACH: GATE AND ENTRANCE DETAILS

Further to a conversation with Mrs Maxwell today, please find enclosed our planning application for the gates and the entrance flank wall to the residential development fronting Foxes Lowe Road at Holbeach; along with a cheque for £55:00 to cover the planning fees.

We enclose 4 no. copies of each of our drawings 165/10/D/GE1, 165/10/D/GE-2 and 165/10/D/PR along with 4 forms.

We look forward to your decision in due course. Should you require further information please contact us.

Yours faithfully

Nicola C Hadley